

RESOLUTION NO. PC-05-81

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-05-29 AND VESTING TENTATIVE TRACT
MAP VTT-16917 AND FINDING THE PROPOSED STREET
VACATION CONSISTENT WITH THE GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by owner of property, Oxbow 101 LLC, with respect to the real property located at 1011 – 1045 El Camino Drive, requesting approval of a design review to construct a 24-unit, 2-story, small lot, residential common interest development with variances to consider Coronado Drive instead of Mendoza Drive as the front of the property and to reduce the common landscaped area along El Camino and Mendoza Drives from 10 feet to 5 feet, with a minor modification to allow a 2-foot encroachment into the required 20-foot front setback, in conjunction with a vesting tentative tract map to accommodate the project in the R2-MD zone; and

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2000 General Plan on January 22, 2002; and,

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire or lease real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto; and,

WHEREAS, the City of Costa Mesa proposes to abandon excess public right-of-way along portions of El Camino Drive, Mendoza Drive, and portions of Coronado Drive; and,

WHEREAS, the Costa Mesa Planning Commission has reviewed the proposed abandonment.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 12, 2005.

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby finds that the proposed abandonment of excess public right-of-way is in conformity with the adopted General Plan.

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-05-29 and Vesting Tentative Tract Map VTT-16917 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-05-29 and Vesting Tentative Tract Map VTT-16917 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 12th day of December, 2005.



Bill Perkins, Chair
Costa Mesa Planning Commission



CITY OF COSTA MESA

CALIFORNIA 92626-1200

P.O. BOX 1200

FROM THE OFFICE OF THE CITY CLERK

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